

**Planning Commission
Technical Advisory Committee
& Planning Commission**

**The Cliff Morton Development and Business Services Center
1901 S. Alamo
Board Room**

☞ June 2, 2008 ☞

11:30 A.M.

PRELIMINARY ITEMS

1. 11:30 A.M. – Call to Order
2. Roll Call

OTHER ITEMS

3. Consideration of a request initiated by City Councilmember John Clamp, District 10, for an amendment to the Unified Development Code regarding zoning for golf courses.
4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
5. Consideration of the minutes for the April 28, 2008 Planning Commission Technical Advisory Committee meeting.
6. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
7. Questions and Discussion
8. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 patricia.wallace@sanantonio.gov, Richard L. Milk at (210) 207-5495 richard.milk@sanantonio.gov, Nina Nixon-Mendez at (210) 207-2893 Nina.NixonMendez@sanantonio.gov, or Chris Looney at (210) 207-5889 christopher.looney@sanantonio.gov. For information concerning the schedule or meeting location contact Donna Schueling at (210) 207-5016 or donna.schueling@sanantonio.gov

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



**Planning Commission
Technical Advisory Committee
& Planning Commission**

~ April 28, 2008 ~

MINUTES

PRELIMINARY ITEMS

1. 11:40 A.M. – Call to Order

2. Roll Call

<u>Members Present:</u>	<u>City Staff:</u>
Cecilia Garcia	Thomas Carrasco, DSD
Francine S. Romero	Melissa Ramirez, DSD
John Friesenhahn	Elizabeth Carol, DSD
Benjamin Youngblood	Donna Schueling, DSD
Erika Jucknies	Richard Milk, Planning & Community Development
Fred Pfeiffer	Trish Wallace, Planning & Community Development
Robert Hanley	Robert Lombrano, DSD
Linda Holsonback	Pablo G. Martinez, DSD
Peggy Tedford	Rebecca Paskos, Planning & Community Development
Brad Peel	Elizabeth Adams, DSD
Ramon Ruiz	Christopher Looney, DSD
Jody Sherill	Lauren Edlund, Planning & Community Development
	Richard Chamberlin, DSD
	John Osten, DSD
<u>Members Absent:</u>	Arturo Herrera, VIA
Gene Dawson Jr	
Bob Liesman	
Susan Wright	
Mike Cude	
Steve Hanan	
Charles M. Bartlett	
<u>Others:</u>	
None	

Note: Celia Gracia announced Mr. Charles M. Bartlett was appointed as a representative of Parks and Recreation and Mr. Jody Sherrill was appointed as an ex-officio member with full voting rights.

OTHER ITEMS

3. **Consideration of a request initiated by City Councilmember John Clamp, District 10, for an amendment to the Unified Development Code regarding zoning for golf courses.**

Discussion was held regarding the creation of a zoning district for golf courses and it was suggested that being there are always exceptions to the rule, golf courses should be considered an exception.

It was determined that this item be continued for further discussion for the next meeting to allow legal, aquifer representatives and Environmental be in attendance.

4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)

Chairman Garcia stated that it was her intent to go through the new document to make sure that all of the correction that had been discussed were included.

The Form-Based Regulations for TAC Edits as of April 14, 2008 meeting were discussed for completeness.

Motion: Jody Sherrill to approve the edits from the April 14, 2008 meeting provided there are no changes in the future.

Second: Fred Pfeiffer

In Favor: Cecilia Garcia, Francine S. Romero, John Friesenhahn, Ramon Ruiz, Brad Peel, Robert Hanley, Fred Pfeiffer, Linda Holsonback, Jody Sherrill, Erika Yucknies Peggy Tedford and Benjamin Youngblood.

Opposed: None

Below are were the items discussed for changes of the original document produced on April 7, 2008:

- 35-209(c)(3)(S1)(A) **Correct:** The ~~Preserve~~ Preserved Open Space Sector...
- 35-209(c)(3)(S1)(B) **add:** The Preserved Open Space Sector...
- 35-209(c)(4)(S2)(A) & (B) **add:** The Reserved Open Space Sector....
- 209(c)(7)(A), **Question** "What is High Capapacity" ?
- 35-209(d)(3)(B)(2) & (C)(2) Move to Goals and Objectives ~~The simultaneous planning of adjacent parcels is encouraged.~~
- 35-209 (d)(3)(D)(4)(a) **remove** ~~"or a signed resolution from VIA or other transit agneey stating that such a corridor is planned in the next five years."~~

Chairman Garcia stated that May 12th has been scheduled as the next meeting date in the Broad Room.

4. Consideration of the minutes for the April 14, 2008 Planning Commission Technical Advisory Committee meetings.

Motion: Linda Holsonback to adopt the minutes from the April 14, 2008 meeting with corrections to show Benjamin Youngblood present and to correct the minutes of the previous meeting to read March 24, 2008.

Second: Peggy Tedford

In Favor: Cecilia Garcia, Francine S. Romero, John Friesenhahn, Ramon Ruiz, Brad Peel, Robert Hanley, Fred Pfeiffer, Linda Holsonback, Jody Sherrill, Peggy Tedford and Benjamin Youngblood.

Opposed: None

Abstention: Erika Yucknies.

Motion Passed

5. **Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.**

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

6. Questions and Discussion

It was discussed that the Board will start Section 35-209(d)(4)(A).

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, May 12, 2008 11:30 a.m.-1:30 p.m, in the board room.

7. ADJOURNMENT, 1:25 P.M.

APPROVED:

Ms. Cecilia Garcia – Chairperson



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2008 JAN -2 PM 3:43

TO: Mayor & City Council

FROM: City Councilman John G. Clamp

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Jelynn Burley, Deputy City Manager; Roderick Sanchez, Director of Development Services; Chris Callanen, Assistant to the City Council

SUBJECT: New Zoning Classification for Golf Courses and Parks

DATE: December 26, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in directing the Department of Development Services to create a designation for golf courses and park land.

Currently, **Private Golf Courses** can be built in zoning designations Resource Protection District (RP), Residential Estate District (RE), R-20 Residential Single Family District, Residential Single Family Districts (RM-6, RM-5 and RM-4), and Multi-Family (MF-25, MF-33, MF-40, MF-50). **Public Golf Courses** can be built in zoning designations Office District (O-1 and O-2), Neighborhood Commercial District (NC), Commercial District (C-1, C-2 and C-3), Downtown District (D), Light Industrial District (L), and Edwards Recharge Zone District (ERZD).

In an effort to streamline the land use designation for golf courses and park lands, I respectfully request that staff study this issue to determine the feasibility of a zoning specific designation for golf courses and park land and provide a recommendation for council consideration.

Brief Background

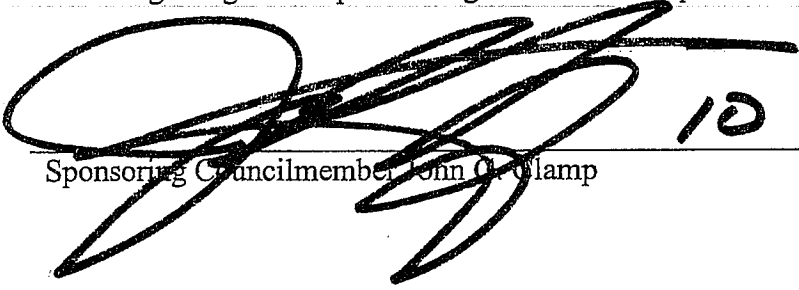
The purpose of this request is to create a specific zoning classification for golf courses and park land. Streamlining the use for private and public golf courses will lessen any confusion about zoning requirements for future golf course development.

Golf courses and parks tend to be built next to residential communities. A specific zoning designation can provide a means for the surrounding neighborhoods to have a voice in the development of the land if it were to change uses. For instance, a neighborhood can be established with a golf course as part of the original land use plan and have the land sold after time. The zoning of the land can be any number of different designations which could possibly allow for a land use that is not consistent with the surrounding area.

In order to streamline the land use for golf courses and provide the community an opportunity

to have some input into potential land use changes, I respectfully request that staff study this issue to determine the creation of a zoning designation specific to golf courses and park land.

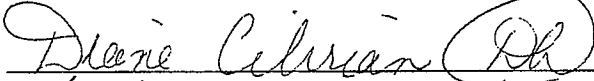
Submitted for Council consideration
by:


Sponsoring Councilmember John O. Olamp

Supporting Councilmembers' Signatures (4 only)

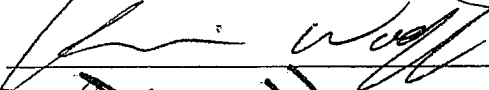
District No.

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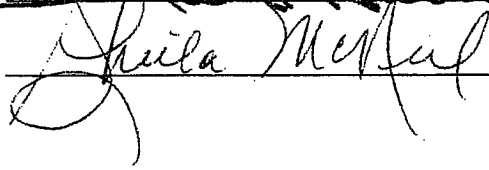
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2

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2008 JAN -2 PM 3:43

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
UDC Technical Advisory Committee

TO: Members of the Technical Advisory Committee

FROM: Roderick Sanchez, AICP, CBO, Director

SUBJECT: Proposed amendment to the Unified Development Code regarding zoning for golf courses

DATE: June 2, 2008

SUMMARY:

Pursuant to direction by City Council, the Development Services Department is preparing an amendment to the Unified Development Code (UDC) that would change which zoning districts allow golf courses.

BACKGROUND:

San Antonio's UDC indicates in which zoning districts individual uses are allowed or not allowed. Currently:

- a golf course accessory to a residential subdivision is allowed in all of the residential zoning districts;
- private golf courses are allowed in the RD zoning district and with approval of a Specific Use Authorization in the C-2, C-3, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay; and
- public golf courses are allowed in the RD zoning district and with approval of a Specific Use Authorization in the O-1, O-2, NC, C-1, C-2, C-3, D, L, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay.

The Development Services Department received a Council Consideration Request (CCR) asking Staff to explore the creation of a new zoning district specifically for golf courses. At its meeting on January 16th, the Governance Committee voted to ask Staff to research this item and to schedule it for further Governance Committee review prior to referring it for commission and committee considerations.

Development Services Department Staff met with the District 10 Council Office and with the Director of the Parks and Recreation Department to explore options. The outcome was, rather than create a new zoning district, to instead utilize an existing zoning district that is intended to preserve natural resources and allow very low density residential uses: the RP (Resource Protection) District. The Governance Committee considered this item on April 2nd and voted to move it forward through the commission/committee review process. The Real Estate Council was briefed on this item on April 11th. Additional reviews and considerations will be made by the Planning Commission, Zoning Commission, City South Management Authority (CSMA) Board, and the Infrastructure and Growth City Council Committee, before final consideration by City Council.

The CCR originally requested Staff explore other options for parks along with golf courses, but after further research and discussion, it was decided to address only golf courses at this time.

POLICY ANALYSIS:

The intent of this request is to streamline the designation for golf courses by lessening any confusion about the zoning requirements and to alleviate issues that arise when planned golf courses are abandoned and other uses develop in their place. Currently, when golf courses are planned to meander about a residential subdivision, then are closed or never developed as planned, other uses potentially incompatible with the abutting residences, such as high density apartments or commercial establishments, can develop on this available land, depending on the zoning. If a zoning change were required before more dense residential or commercial development could occur, a public hearing process would allow for the neighboring property owners to express their opinions about any new adjacent development.

After research and discussion with the Parks and Recreation Department, it was determined that a good approach would be to allow golf courses within the RP District. Existing golf courses in other conventional zoning districts would be considered nonconforming uses (*grandfathered*) and could continue to exist pursuant to State Law and Article VII of the UDC. Any new golf courses would require the appropriate zoning before being established. Any existing golf courses of concern could potentially be addressed through the rezoning process.

Proposed Amendment to the Unified Development Code (Chapter 35 of the City Code)

35-311 Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																		
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION
Golf Course (Accessory To A Residential Subdivision)	P	P	P	P	P	P	S	P	S	P	S	P	P	P	P	P	S	5370

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Recreation	Golf Course — Private (See Residential Use Table Matrix)					S	S					S	5370
Recreation	Golf Course — Publicly Owned	S	S	S	S	S	S	S	S			S	